039.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	566,400 / 566,400
					USE VALUE:	566,400 / 566,400
					ASSESSED:	566,400 / 566,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		WELLESLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRINGTON HAZEL B/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	18 WELLESLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON EDWARD F-HAZEL B -
Owner 2:	-
Street 1:	18 WELLESLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 1036 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	176,000	600	389,800	566,400
Total Card	0.145	176,000	600	389,800	566,400
Total Parcel	0.145	176,000	600	389,800	566,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.72 | /Parcel: 546.72

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 25573

GIS Ref

GIS Ref

Insp Date 10/31/18

!3178!

PREVIOUS ASSESSMENT

Parcel ID 039.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	176,000	600	6,300.	389,800	566,400		Year end	12/23/2021
2021	101	FV	169,400	600	6,300.	389,800	559,800		Year End Roll	12/10/2020
2020	101	FV	169,400	600	6,300.	389,800	559,800	559,800	Year End Roll	12/18/2019
2019	101	FV	155,000	0	6,300.	353,200	508,200	508,200	Year End Roll	1/3/2019
2018	101	FV	155,000	0	6,300.	335,000	490,000	490,000	Year End Roll	12/20/2017
2017	101	FV	155,000	0	6,300.	292,300	447,300	447,300	Year End Roll	1/3/2017
2016	101	FV	155,000	0	6,300.	249,700	404,700	404,700	Year End	1/4/2016
2015	101	FV	154,200	0	6,300.	231,400	385,600	385,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:42:17

LAST REV

Date	Time
09/09/19	13:51:14
apro	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 3178

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON EDWA	65888-337		8/11/2015	Convenience	1	No	No		
	11522-124		8/2/1968		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2004	832	Re-Roof	4,575					

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	189	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Meas/Inspect	197	PATRIOT
8/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	25573
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	64.	0.97	3									389,761						389,800	

Total AC/HA:	0.14463	Total SF/SM:	6300	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	389,761	Spl Credit		Total:	389,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99297005
Adj $ / SQ:	134.051
Other Features:	57365
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	239128
Depreciation:	63130
Depreciated Total:	175998

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

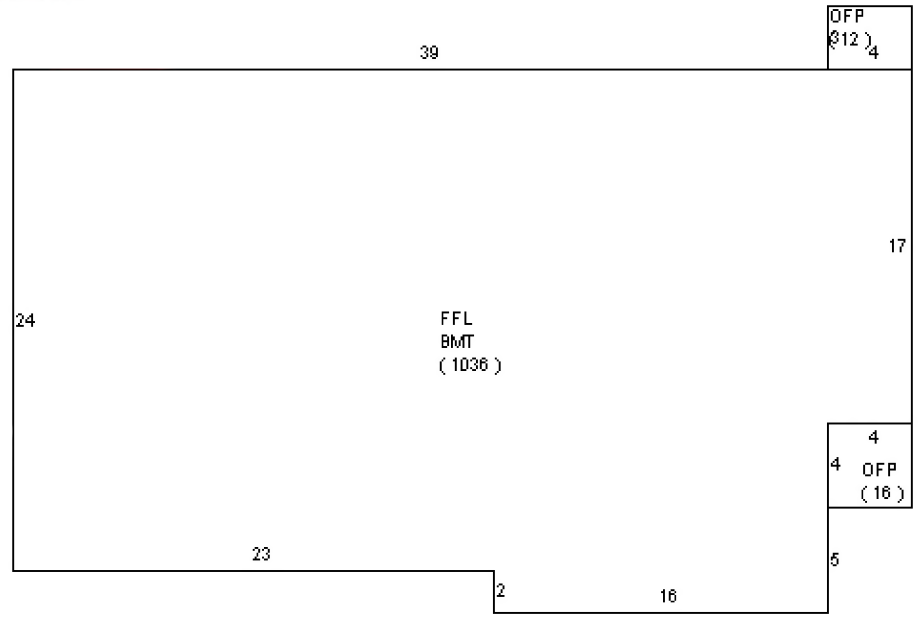
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.05
Special Features:	0	Val/Su Net:	83.81
Final Total:	176000	Val/Su SzAd	169.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,036	40.220	41,663
FFL	First Floor	1,036	134.050	138,877
OFP	Open Porch	28	43.690	1,223

Net Sketched Area:	2,100			Total:	181,763
Size Ad	1036	Gross Area	2100	FinArea	1036

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	A	AV	2016	5.38	T	5	101			600			600
2	Frame Shed	D	Y	1	10X12	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600